

**1/32 Magdalene Terrace, Pasadena, SA, 5042**

**Tanner**

**Apartment For Sale**

Wednesday, 13 November 2024

1/32 Magdalene Terrace, Pasadena, SA, 5042

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Sparkling renovated unit ready to occupy!

Get in quick to secure this outstanding solid brick unit, stylishly renovated throughout with fresh neutral tones set in a quiet single level group of three.

You will be able to buy with confidence as you can move straight in and not have to lift a finger apart from unpacking your boxes. This gorgeous renovated, two-bedroom, one bathroom unit exceeds expectations and is the perfect purchase whether you are a downsizer, new to the market, a savvy investor or simply seeking easy-care low maintenance living.

Close to local shops including the amazing Pasadena Green Shopping centre, schools, public transport and parks and central to the beach, the city or the hills, hesitate you will miss out!

### What you will love

\*Two generous sized bedrooms, both with floor to ceiling BIR's, ceiling fan to master.

\* Spacious light filled lounge with newly installed R/C Air conditioner.

\*Quality new flooring throughout -lush new carpets to the bedrooms.

\* Renovated, light filled bathroom with laundry facilities, complete with a sparkling stylish shower alcove, IXL Heat lamp and separate toilet.

\* Modern refurbished kitchen with excellent storage and benchtop space, complete with soft close cabinetry and quality appliances including a Westinghouse electric oven with 4 burner gas cooktop with exhaust and a stainless-steel dishwasher.

\*Single car solid brick garage with auto roller door and a secure rear storage space complete with shelving.

\*Large front patio providing a perfect spot for a morning cuppa or afternoon snooze

\*Spacious rear courtyard with pergola perfect for alfresco dining on a warm summer's evenings

\*Quality fencing and gates throughout \* New clothesline. \*IGHWS

\*Quality LED downlights throughout \* Front and back security screen doors. \*Window locks

\*Community herb garden. \*Serene quiet community grounds with lush lawns and low maintenance gardens.

\*Positioned in the Unley High School Zone \*20 minutes to CBD of Adelaide

\*Only streets away from the start of the Southern Expressway, providing quick access to the southern region, and the Fleurieu Peninsula's beaches and wineries.

Everything here is done. We can't wait to show you through.

Call Rob Hannam 0409 007 081 to inspect or for any further information.

### Specifications:

CT / 5021/178

Council / Mitcham

Zoning /SN

Built / 1976

Council Rates / \$1392.85 pa

Emergency Services Levy / \$107.15 pa

SA Water / \$165.55 pq

Estimated rental assessment: \$490 - \$530 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Clovelly Park P.S, Clapham P.S, Edwardstown P.S, Ascot Park P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.S

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